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28 Old Mill Heights, Larne

Starting Bid: £109,950.00



For sale by Brian A Todd & Co Ltd via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsoldni.com. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Virtual tour: <https://tour.giraffe360.com/33b713ffd6b14ff8801f11aa913e6148/>

SEMI DETACHED CHALET STYLE BUNGALOW
OIL FIRED CENTRAL HEATING
UPVC DOUBLE GLAZING
SPACIOUS LOUNGE - FEATURE HIGH MANTLE FIREPLACE
SUN LOUNGE
MODERN FITTED KITCHEN - INTEGRATED APPLIANCES
SEPARATE UTILITY ROOM
MODERN SHOWER ROOM
THREE BEDROOMS
SPACIOUS TARMAC PARKING AREA TO THE FRONT
ENCLOSED REAR GARDEN WITH PATIO FEATURE
GARAGE WITH ROLLER DOOR

POPULAR RESIDENTIAL LOCATION - CLOSE TO THE A8 LARNE TO BELFAST ROAD AND
LOCAL PARK AND RIDE FACILITY
CHAIN FREE

Situated in a popular and convenient residential location, this attractive semi detached chalet style bungalow offers spacious, well presented accommodation ideal for a range of buyers. Enjoying excellent access to the A8 Larne to Belfast Road and the nearby Park & Ride facility, the property combines comfortable living with superb commuter convenience. Internally, the home features a bright and spacious lounge with a high mantle fireplace, creating a welcoming focal point, while the adjoining sun lounge provides the perfect space to relax and enjoy views of the rear garden. The modern fitted kitchen is equipped with a range of integrated appliances and is complemented by a separate utility room for added practicality.

The accommodation is completed by three well proportioned bedrooms and a contemporary shower room. Further benefits include oil fired central heating and uPVC double glazing throughout.

Externally, the property boasts a generous tarmac parking area to the front, an enclosed rear garden with a patio area ideal for outdoor entertaining, and a garage with a roller door. Offered to the market chain free, this excellent home presents a fantastic opportunity for those seeking a move in ready property in a highly desirable location.

Viewing is highly recommended, and is strictly by appointments only through the selling agents.

Ground Floor

ENTRANCE HALL:

Laminate wood flooring. Cloak cupboard.

LOUNGE:

A spacious family room, with feature fireplace and laminate wood flooring. Patio doors through to:-

SUN ROOM:

Wood flooring. Patio door.

KITCHEN:

Modern range of fitted upper and lower level units. Integrated five ring gas hob, electric single oven, extractor fan and microwave. Stainless steel counter sunk sink unit. Spot lighting.

UTILITY ROOM:

Stable style half door through to garden area. Integrated fridge/freezer.

BEDROOM (1):

Laminate wood flooring.

SHOWER ROOM:

Modern white suite incorporating low level W.C., vanity wash hand basin and separate shower cubicle with electric shower attachment. Splashback tiling.

First Floor

BEDROOM (2):

Laminate wood flooring. Range of fitted robes.

BEDROOM (3):

Velux style window. Laminate wood flooring. Range of fitted robes.

Outside

GARAGE:

Roller door. Plumbed for automatic washing machine.

GARDENS:

Very private rear garden, laid to lawn with feature patio, agrden shed and dog run.

Greenhouse.

Spacious tarmac driveway to front providing ample car parking.

Decorative bordering and walling.

To view or make a bid, contact Brian A Todd & Co Ltd or iamsold, www.iamsoldNI.com

Auctioneer's Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, the buyer and seller must Exchange immediately, and Complete 28 days thereafter.

The buyer is required to make payment of a non-refundable Contract Deposit of 10% to a minimum of £6,000.00.

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of 1.80% of the purchase price including VAT, subject to a minimum of £2,400.00 including VAT, for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.